

ZONE CHANGE APPLICATION:

Z-17-2007

Lightsource Development, LLC

2978 South Redwood Road

Zone Change from A to C-3

5.14 Acres

Lightsource Development, LLC has submitted a zone change application for a 5.14 acre parcel located at 2978 South Redwood Road from A (agriculture, minimum lot size ½ acre) to C-3 (transitional commercial). The property is classified as light manufacturing, general commercial, or office in the General Plan.

Surrounding zones include C-3 to the north, M (manufacturing) to the west, A to the south, and R-1-8 and R-1-6 to the east. Surrounding land uses include a light industrial development to the north, the Lake Pointe office park to the west, power lines to the south, and single family homes to the east on the other side of Redwood Road.

The Zoning Ordinance describes the C-3 Zone in the following way:

“The Transitional Commercial Zone is established to provide suitable locations for retail, wholesale, light manufacturing, service and outdoor recreation uses. These areas should serve as transition zones between General Commercial and Manufacturing Zones and should be located on arterial streets.”

Development Proposal

Attached to this staff report is a concept plan. The Ascent Health Care building, which is a psychiatric hospital, is proposed on the west end of the property with two future pad sites along Redwood Road. At this point, no users/tenants have been identified for the pad sites.

Attached to this staff report are two documents from the applicant. The first is titled Ascent Salt Lake City and is a 3 page description of the facility. The second is titled Feasibility Study for License of a New Facility, which is a much longer and more detailed description of the facility. SLCBH stands for Salt Lake City Behavioral Hospital. According to the applicant, 95% of the patients that come to the facility will come voluntarily.

Staff asked the applicant how many employees would be at the facility. Here is the applicant’s response: “The number of Full Time Equivalent employees at full capacity will be 170-180 people. There will be a ramp up period, but that would be a full capacity. Included as part of the “FTE” employees are many part time nurses and other employees that are maybe working 20 hour weeks.”

A hospital is a permitted use in the C-3 Zone and a conditional use in the C-2 Zone. This is the reason the applicant is requesting the C-3 Zone. If this rezone is approved, the Commercial Design Ordinance and Redwood Road Streetscape Ordinance will apply to this property.

Staff Alternatives:

1. Approval of a zone change to C-2 as the change complies with the General Plan and will allow the Planning Commission to review the application as a conditional use.
2. Approval of the zone change to C-3 as the change complies with the General Plan.
3. Continuance, for reasons determined during the public hearing.

Applicant: Michael Wright

Discussion: Mr. Steve Pastorik presented the application.

Mr. Michael Wright discussed the proposed facility. That would be leased to Ascent Healthcare. He has done a feasibility study market for the area. There is a severe need for the Salt Lake County area and also a severe bed need across the country. The proposed services would be available for pediatrics, adolescents and geriatric cases where they need to be stabilized. This is done within 7-10 days of being admitted. This is a facility where 95% of the patients who come here are voluntary. They are treated and released back into the public. We understand this is a permitted use in a C-3 zone. There is C-3 to the North; therefore, we have asked for C-3.

Commissioner Conder asked about the average stay of patients. Mr. Wright replied that it is 7 to 10 days and it is a secure facility. The patients do not come and go. It would fit into a commercial environment.

Commissioner Conder asked about the age of the patients percentage breakdown. Mr. Wright replied that it depends on the needs of the community, the facility is designed to be flexible on the type of care and type of patients. By law, adult and adolescents need to be separated.

The commission asked about the 5% which were not voluntary. Mr. Wright replied that it would be patients which were suicidal and would go into an emergency room. They would then be transferred usually by ambulance and then admitted to facility.

Commissioner Davis asked if the adolescents and young children are housed together. Mr. Wright replied by law they need to be separated.

Commissioner Jones asked if the patients would create a danger to the

neighborhoods. Mr. Wright replied that it is usually depression, focused inward, and they are very quiet. You would not know they were there.

Commissioner Conder asked if there were other facilities like this in our State. Mr. Wright replied yes. UNI, which is in Research Park by the University of Utah is a similar facility.

Commissioner Davis asked about security. Mr. Wright replied that it is done with card access and secure doors on the exterior of the building. Typically they have on staff 150 to 180 full time equivalent employees including nurses that are caring for and monitoring the patients and their well being.

The commission asked about the parking being adequate for 150 to 180 people. Steve P. replied that this is a rezoning request and the site plan is not final.

Commissioner Conder stated that he thinks C-2 is more appropriate. He would be in favor of a C-2.

There being no further discussion regarding this application, Vice - Chairman Fuller called for a motion.

Motion: Commissioner Conder moved for a motion: On Z-17-2007, Lightsource Development , I would move for approval of a zone change to C-2.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	AB
Acting Commissioner Fuller	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Jones	Yes
Chairman Woodruff	AB

Unanimous– Z-17-2007 – Approval